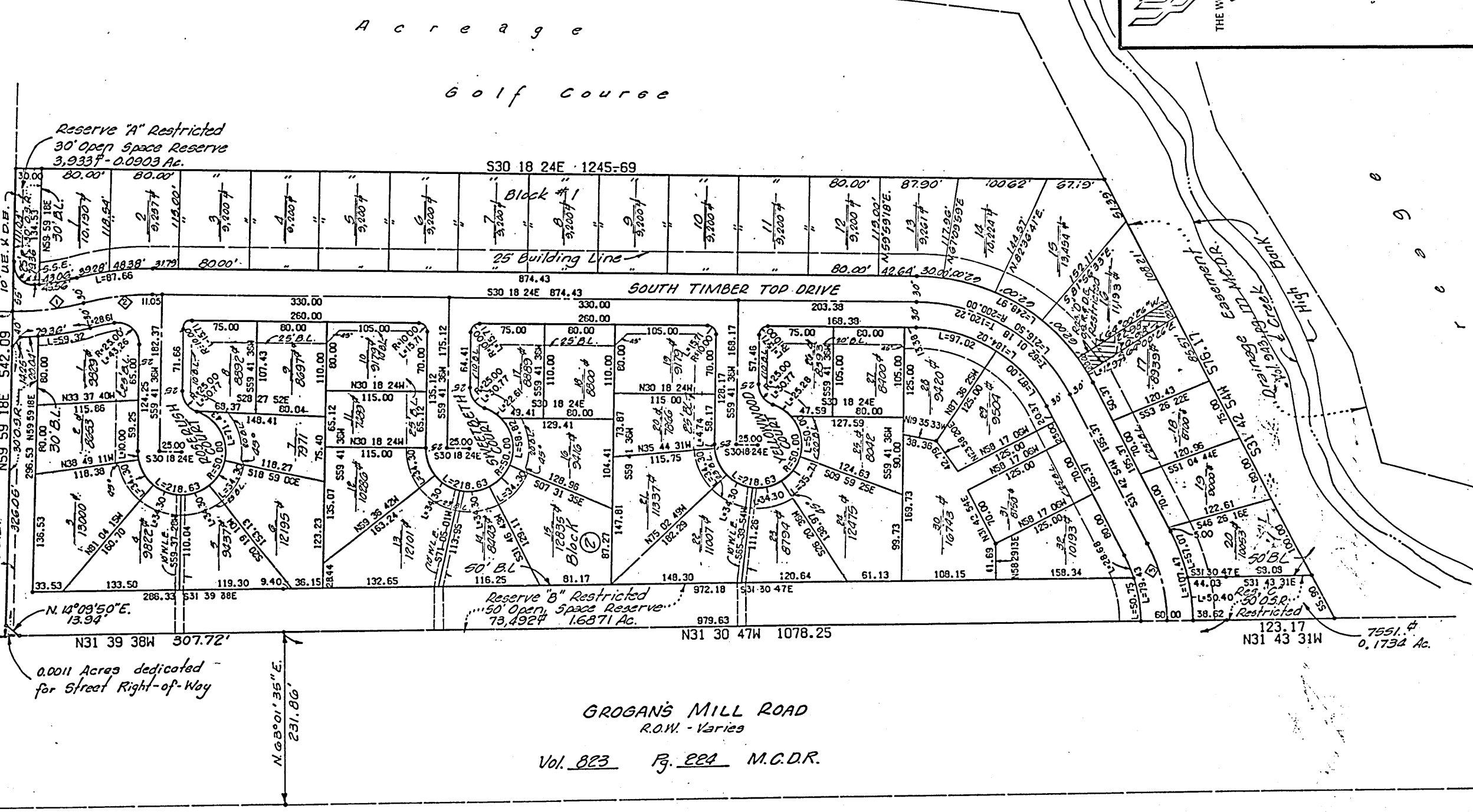


#	R.	Δ.	L.
1	300'	15°30'56"	81.84'
2	300'	15°13'14"	79.69'
3	200'	20°24'19"	93.45'

Notes: 1) B.L. indicates Building Line  
 2) U.E. indicates Utility Easement  
 3) W.L.E. indicates Water Line Easement  
 4) O.S.R. indicates Open Space Reserve  
 5) S.S.E. indicates Sanitary Sewer Easmt.  
 6) D.E. indicates Drainage Easement

881929A  
 C abinet  
 B Sheet 31 B



**THE WOODLANDS**  
**VILLAGE OF GROGANS MILL**  
**SECTION 15**

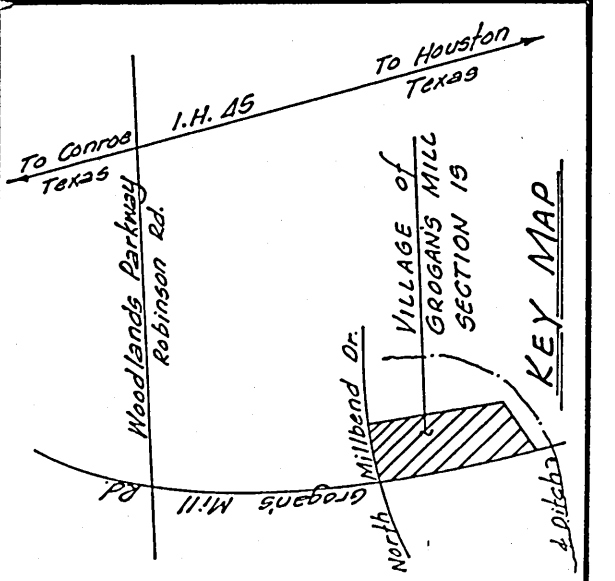
A SUBDIVISION OF 16.7206 ACRES OUT OF  
 THE JOHN TAYLOR SURVEY, A-547  
 MONTGOMERY COUNTY, TEXAS

52 LOTS  
 4 RESERVES  
 2 BLOCKS  
 MARCH, 1976

SCALE: 1"=100'

OWNER  
 THE WOODLANDS DEVELOPMENT CORPORATION  
 RICHARD P. BROWNE, VICE-PRESIDENT  
 ROBERT N. HINTON, JR., SECRETARY

**WILSON WINDLE & ASSOCIATES**  
 CONSULTING ENGINEERS & PLANNERS - HOUSTON, TEXAS



Area	Acres
60' Right-of-Way	2.1415
50' Right-of-Way	0.9021
Open Space Reserve	2.0079
Single Family Lots	11.6691
<b>Total</b>	<b>16.7206</b>

60319.001

STATE OF TEXAS }  
COUNTY OF MONTGOMERY }

WE, Richard P. Browne and Robert N. Hinton, Jr., Vice President and Secretary respectively of WOODLANDS DEVELOPMENT CORPORATION, do hereby make subdivision of said property as shown on the plat of VILLAGE OF GROGAN'S MILL, SECTION 15, do hereby make subdivision of said property as shown on the plat of WOODLANDS DEVELOPMENT CORPORATION, according to the lines, streets, lots, alleys, parks, building lines, and other features shown and designate said subdivision as VILLAGE OF GROGAN'S MILL, SECTION 15, located in the John Taylor Survey, in the County of Montgomery, State of Texas, and on behalf of said WOODLANDS DEVELOPMENT CORPORATION, do hereby waive any claims for damages occasioned by the establishing of grade shown thereon forever; and conform to such cases, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such cases, or occasioned by the alteration of the surface of any portion of streets or alleys to defend the title to the land so dedicated.

Further, all of the property subdivided in the above and foregoing map shall be restricted in its use and enjoyment so that it shall run with the title to the property and shall be enforceable, at the option of Montgomery County by Montgomery County or any citizen thereof by injunctions, as follows:

1. That drainage of septic tanks into road, street, alley or other public ditches, either directly or indirectly is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and one-half (1 1/2) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree with the City of Houston and/or Montgomery County and/or any property owner thereof that any unit shall be constructed and/or occupied on any lot having an area of less than seven thousand (7,000) square feet that shall have a sanitary sewer system meeting the approval of County and State health authorities shall first have been approved by the City of Houston, and in no case shall any dwelling be constructed upon a lot, plot, or site of less area than five thousand (5,000) square feet with less street frontage than fifty (50) feet.

IN TESTIMONY WHEREOF, WOODLANDS DEVELOPMENT CORPORATION, has caused these presents to be signed by Richard P. Browne, Vice President, thereunto subscribed, attested by its Secretary, Robert N. Hinton, Jr., and its common seal hereunto affixed this 23rd day of July, 1976.

ATTEST: Robert N. Hinton, Jr.  
Secretary  
WOODLANDS DEVELOPMENT CORPORATION  
By Richard P. Browne  
Richard P. Browne  
Vice President

STATE OF TEXAS }  
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared J. A. Payno, known to me to be the person whose name is subscribed to and to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of July, 1976.

Charles R. Bricks  
Notary Public in and for Harris County, Texas  
My Commission Expires February 24, 1972  
WE, The Chase Manhattan Bank (National Association), Trustee, of New York, New York, owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Volume 242, Page 31, of the Public Records of Montgomery County, Texas, do hereby confirm that we are the present owner of said lien and have not assigned the same or any part thereof.

The Chase Manhattan Bank (National Association) Trustee  
By J. A. Payno  
J. A. Payno  
S.J. Arney Assistant Secretary

THE STATE OF NEW YORK }  
COUNTY OF NEW YORK }

BEFORE ME, the undersigned authority, on this day personally appeared J. A. Payno and John W. Stenhouse, known to me to be the persons whose names are subscribed to and to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of July, 1976.

John W. Stenhouse  
JOHN W. STENHOUSE  
NOTARY PUBLIC, State of New York  
No. 4333175  
Qualified in Harris County, New York  
Commission Expires March 30, 1977

THIS is to certify that I, Wilson Windle, a registered engineer of the State of Texas, have plotted the above plat from an actual survey on the ground and that all corners are properly marked with 5/8" x 3" long iron pins and that the plat boundary of corners thereof have not been tied into the Official City of Houston Survey System and Ordinance No. 69-1976 because a city survey marker has not been established within 2,000 feet of this property.

Wilson Windle  
Wilson Windle, Professional Engineer  
Texas Registration No. 16352

THIS is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of VILLAGE OF GROGAN'S MILL, SECTION 15, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the chairman and secretary of the City Planning Commission of the City of Houston, Texas this 23rd day of March, 1976.

Rescoe H. Joyce  
Rescoe H. Joyce  
Secretary - Engineer  
Chairman

I, B. W. Cooper, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court.

I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court, however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery of parent stream or on any other area of subdivision within the aforesaid.

APPROVED by the Commissioners' Court of Montgomery County, this 13 day of September, 1976.  
B. W. Cooper  
B. W. Cooper - County Engineer

By Edgar A. Calfee  
Edgar A. Calfee, Commissioner  
Precinct 1

James C. Baker  
James C. Baker  
Lynn Meyer, County Judge  
Precinct 2

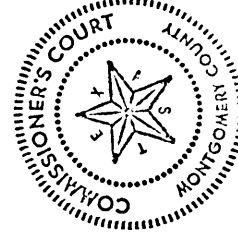
George Wood  
George Wood, Commissioner  
Precinct 3  
By Ray Wells  
Ray Wells, Commissioner  
Precinct 4

THE STATE OF TEXAS }  
COUNTY OF MONTGOMERY }

I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 10-4 1976 at 10:20 o'clock, P.M., and duly recorded on 10-4 1976 at 10:20 o'clock, P.M., in Cabinet B, Sheet 31, of record of FAT of said county.

WITNESS my hand and seal of office, at Conroe, the day and date last above written.

Roy Harris  
Roy Harris, Clerk, County Court,  
Montgomery County, Texas  
By Deborah H. Hays  
Deputy



**WOODLANDS**  
VILLAGE OF GROGAN'S MILL  
SECTION 15  
MONTGOMERY COUNTY, TEXAS  
52 LOTS, 4 RESERVES 2 BLOCKS  
SCALE: 1"=100' MARCH, 1976

OWNER  
THE WOODLANDS DEVELOPMENT CORPORATION  
RICHARD P. BROWNE - VICE PRESIDENT  
ROBERT N. HINTON, JR., SECRETARY

**WILSON WINDLE & ASSOCIATES**  
CONSULTING ENGINEERS & PLANNERS - HOUSTON, TEXAS